



Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

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Planning - Zoning - Economic Development - Conservation

MERRIMACK ZONING BOARD OF ADJUSTMENT

AGENDA FOR WEDNESDAY, DECEMBER 17, 2025

MATTHEW THORNTON ROOM

6:30 P.M.

PLEASE TAKE NOTICE THAT, in accordance with the provisions of NH RSA 676:7, a Public Hearing will be held by the Zoning Board of Adjustment of the Town of Merrimack, in the Matthew Thornton Room on the second floor of the West Wing of Town Hall, at 8 Baboosic Lake Road, on Wednesday, December 17, 2025 at 6:30 P.M. to consider the petitions described in the agenda below.

1. Call to Order

2. **Alexa R Casarella (petitioner/owner)** – Variances under Section 3.05 of the Zoning Ordinance to permit the construction of a garage 10 feet from the front property line along Bretton Drive whereas 30 feet is required and 10 feet from the side property line whereas 15 feet is required. The parcel is located at 2 Bretton Drive in the R-4 (Residential, by soils), Aquifer Conservation, and Elderly Housing Overlay Districts. Tax Map 4D-3 Lot 46. Case # ZBA 2025-42.
3. **Andrew Harvey (petitioner) and GTONH, LLC (owner)** – Variance under Section 17.09.3 of the Zoning Ordinance to permit two internally illuminated non-residential wall signs each 48.49 square feet in size in the (R) Residential District whereas a maximum of a 6 square foot, non-illuminated sign is allowed. The parcel is located at 515 DW Highway in the R-4 (Residential, by soils), Aquifer Conservation, Planned Residential Development, Town Center Overlay, & Elderly Housing Overlay Districts and the Wellhead Protection Area. Tax Map 5D-2 Lot C002. Case # ZBA 2025-43.
4. **Neil & Michelle Chapman (petitioners/owners)** – Variance under Section 3.05 to permit the construction of a garage 7 feet from the side property line whereas 15 feet is required. The parcel is located at 10 Belmont Drive in the R-1 (Residential, by soils) and Aquifer Conservation Districts and the Wellhead Protection Area. Tax Map 6D Lot 254. Case # ZBA 2025-44.
5. **Linda M. Hastings (petitioner/owner)** – Variance from Section 4.04 of the Zoning Ordinance to permit occupancy of a travel trailer outside of a manufactured housing park as a permanent Accessory Dwelling Unit. The parcel is located at 10 Freedom Street in the R-4 (Residential, by soils), Aquifer Conservation and Elderly Housing Overlay Districts. Tax Map 5C Lot 472-29. Case # ZBA 2025-45.
6. **Discussion/possible action regarding other items of concern**
7. **Approval of Minutes – November 19, 2025**
8. **Adjourn**

Copies of application materials are available at the Merrimack Community Development Department Office in Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. It is the policy of the Board not to take up any new business after 10:00 P.M. and to adjourn by 10:30 P.M. ***If this meeting is cancelled for any reason, all of the above-listed agenda items will be taken up on January 28, 2026.***

Posted (December 5, 2025)